THIS DOCUMENT PREPARED BY:
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Karen Johnson
Batch # 1433218
06/15/2026 08:47:09 AM
Fees: $12.00 Taxes: $0.00

20260615-0053760

Davidson County
DEEDQC
2 pgs

This transfer is exempt from eal estate transfer tax pursuant to T.C.A. 67-4-409(a)(1)(C)(vi).

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Ora F. Fox, Trustee The Ora F. Fox Revocable Living Trust 308 Pitts Avenue Old Hickory, TN 37138	SAME AS NEW OWNER	53-16 81

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Ora F. Fox**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases, and quitclaims unto **Ora F. Fox, Trustee of The Ora F. Fox Revocable Living Trust**, dated **June 20, 2026**, and any amendments thereto, and to his successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantor's right, title, and interest in and to real property in the State of Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being part of Tracts 4 and 5 on the Map of Life & Casualty Insurance Company's unrecorded Subdivision at Old Hickory, described according to a survey by Forest E. Dye, Surveyor, dated January 4, 1973, as follows:

Beginning at a point in the southwest corner of property conveyed to T. R. McKinney and wife, by deed of record in Book 1633, page 556, Register's Office for said County, being the northwest corner of herein described tract; thence south 66° 00' east 372.9 feet to a point; thence south 08° 29' west 153.8 feet to a point; thence north 57° 27' west 145 feet to a point; thence south 75° 2' west 101.2 feet to a point; thence south 03° 9' west 67.1 feet to a point; thence south 79° 39' west 56.7 feet to a point; thence north 07° 57' west 332.3 feet to the point of beginning, containing 1.37 acres.

Being part of the same property conveyed to Junior Fox and wife, Ora Fox by deed from John W. Malone and wife, Bertha Malone, of record in Book 4683, page 258 on February 20, 1973. Junior Fox now deceased, having died on 5/5/2023, leaving Ora Fox as the surviving tenant by the entirety to Ora Fox individually.

This is unimproved property known as 117 Rifle Range Road, Old Hickory, TN 37138

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 10th day of June, 2026.

Ora F Fox

Ora F. Fox, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ora F. Fox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 10th day of June, 2026.

My Commission Expires: 3/8/28 Tiffany Beckman

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON